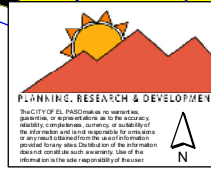


**ZON04-00090**





EMORY

SUNLAND PARK

Subject Property

DONIPHAN

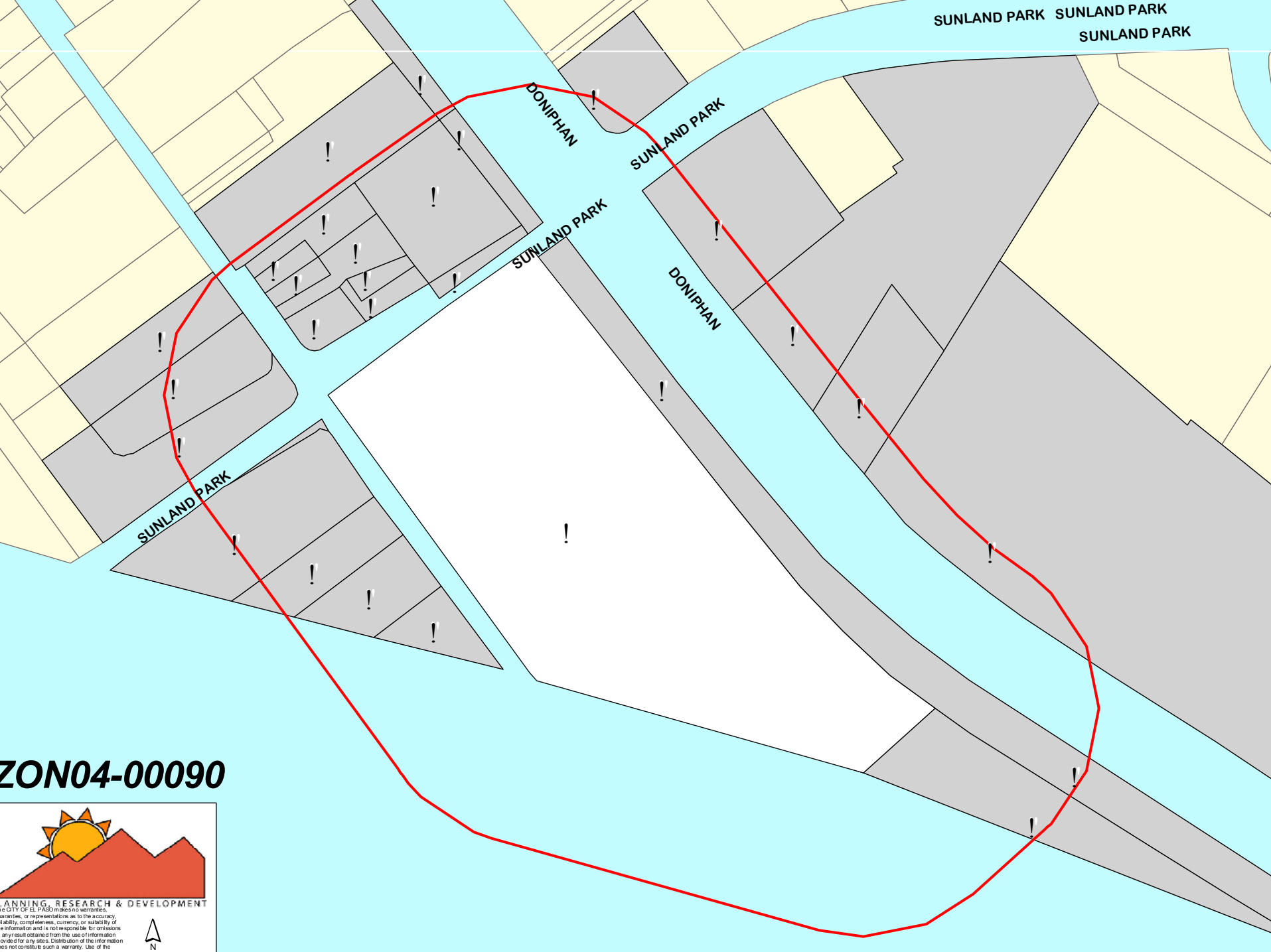
SUNLAND PARK

New Mexico  
State Line

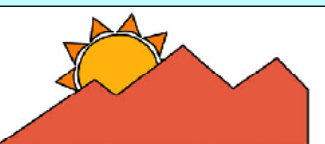
Outside  
of  
City Limits

ZON04-00090






**ZON04-00090**



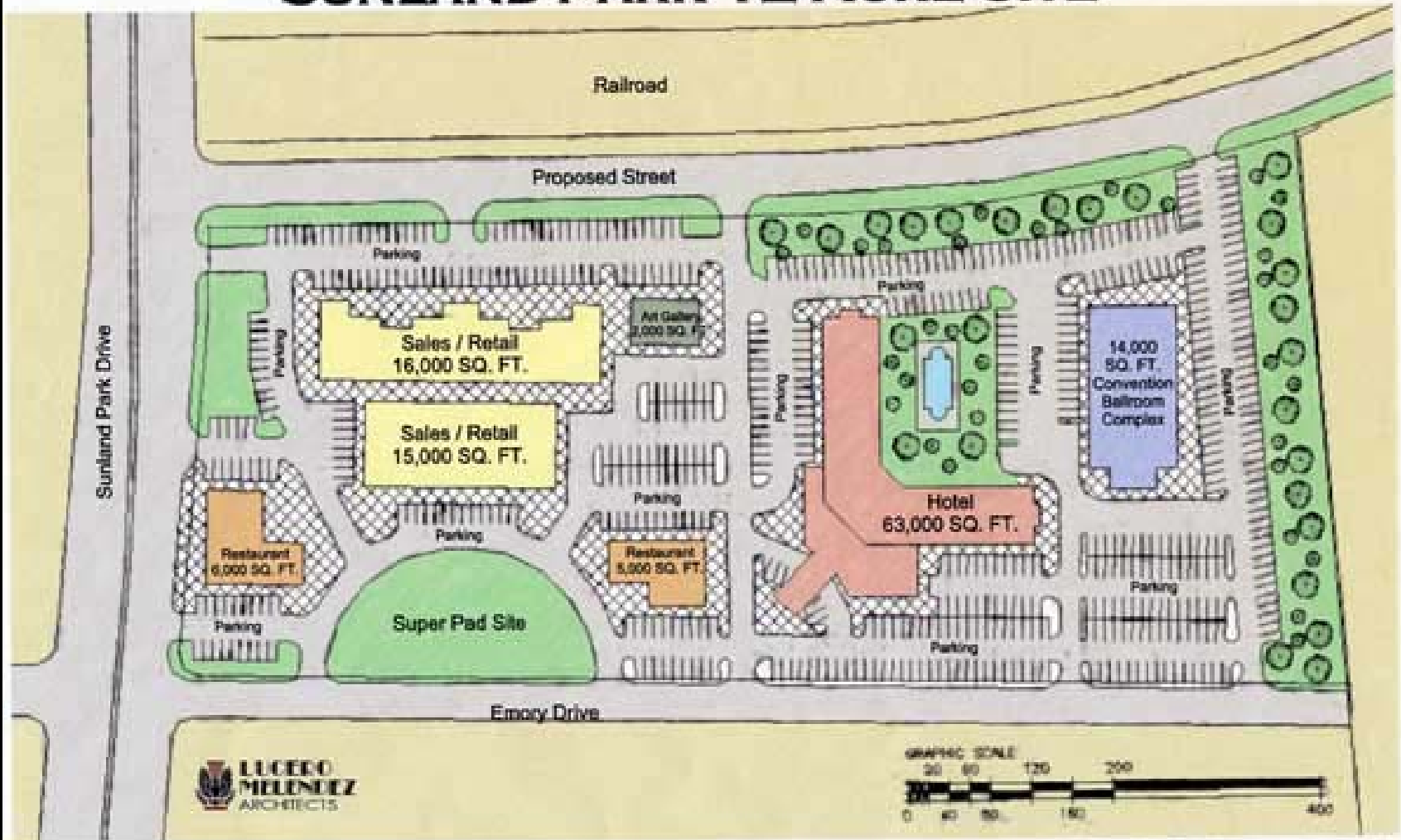
PLANNING, RESEARCH & DEVELOPMENT

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# SUNLAND PARK 12 ACRE SITE



## LAND USE ANALYSIS

SALES / RETAIL	31,000 SQ FT	155	PARKING SPACES REQUIRED	160	PARKING SPACES PROVIDED
ART GALLERY	2,000 SQ FT	10	PARKING SPACES REQUIRED	10	PARKING SPACES PROVIDED
CONVENTION / BALLROOM	14,000 SQ FT	140	PARKING SPACES REQUIRED	185	PARKING SPACES PROVIDED
HOTEL	63,000 SQ FT	205	PARKING SPACES REQUIRED	205	PARKING SPACES PROVIDED
<b>TOTAL</b>	<b>110,000 SQ FT</b>	<b>510</b>	<b>TOTAL</b>	<b>560</b>	<b>TOTAL</b>

**ZON04-00090**



**ZON04-00090**





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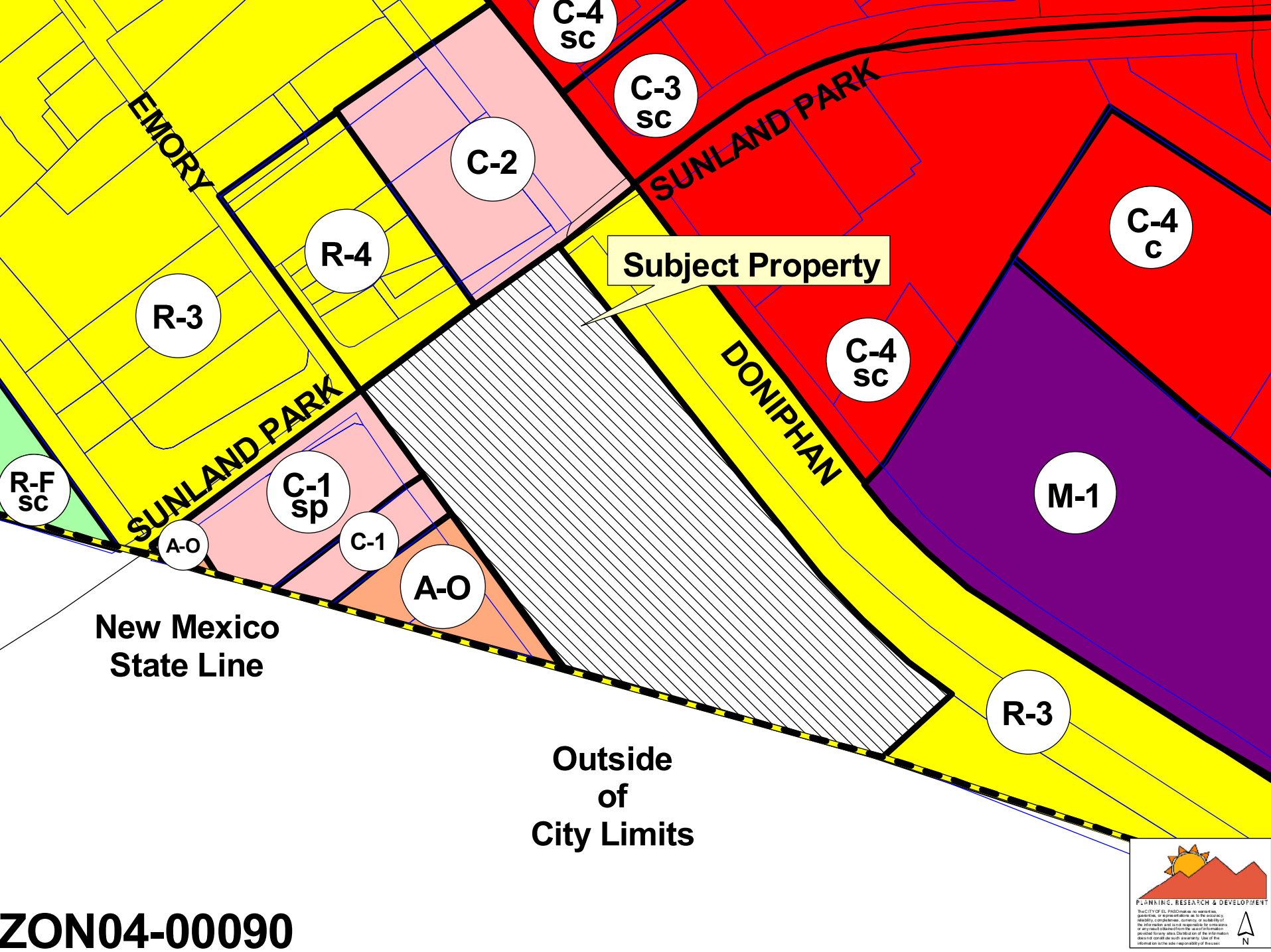




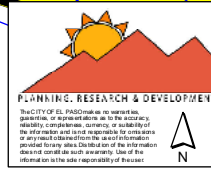


**ZON04-00090**





**ZON04-00090**



ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE CHANGING THE ZONING OF TRACT 2, BLOCK 1, UPPER VALLEY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS (SUNLAND PARK DRIVE SOUTH OF DONIPHAN DRIVE) FROM R-3 (RESIDENTIAL) TO C-3 (COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

That the zoning of *Tract 2, Block 1, Upper Valley Surveys, El Paso, El Paso County, Texas*, be changed **from R-3 (Residential) to C-3 (Commercial)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly; and

That the property be subject to the following conditions which are necessitated by and attributable to the increased intensity of use generated by the change of zoning **R-3 (Residential) to C-3 (Commercial)** in order to protect the health, safety and welfare of adjacent property owners and the residents of this City:

1. *Prior to the issuance of any building permits, a detailed site plan shall be reviewed and approved per the El Paso Municipal Code.*
2. *The following uses shall be prohibited: automotive repair garage; automobile, light and heavy trucks, buses, motorcycles and boats sales, storage, rental or service; trailer, mobile home, travel trailer and recreational vehicle sales, display and repair; travel trailer or mobile home parks; and apartments.*

These conditions run with the land, are a charge and servitude thereon, and bind the current property owner and any successors in title. The City may enforce these conditions by injunction, by rescission of the zoning which is made appropriate as a result of these conditions, or by any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the above conditions in its discretion without the consent of any third person who may be benefitted thereby, and without affecting the validity of this ordinance.

(signatures on the following page)

PASSED AND APPROVED this 7<sup>th</sup> day of September, 2004.


**THE CITY OF EL PASO**

\_\_\_\_\_  
Joe Wardy, Mayor

**ATTEST:**

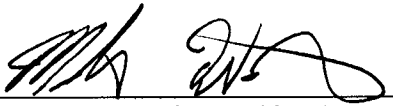
\_\_\_\_\_  
Richarda Duffy Momsen, City Clerk

**APPROVED AS TO CONTENT:**

  
\_\_\_\_\_  
Fred Lopez, Zoning Coordinator  
Planning, Research & Development

  
\_\_\_\_\_  
Rodolfo Valdez, Chief Urban Planner  
Planning, Research & Development

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Matt Watson, Assistant City Attorney

**Acknowledgment**

THE STATE OF TEXAS     )  
  )  
COUNTY OF EL PASO     )

This instrument is acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2004,  
by JOE WARDY as MAYOR of THE CITY OF EL PASO.

My Commission Expires:

\_\_\_\_\_  
Notary Public, State of Texas  
Notary's Printed or Typed Name:  
\_\_\_\_\_